FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
12-54	ORLEANS	G	EAS.35

NR HD 2001

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
North Eastham

Address: 3085 State Highway

Historic Name: Sarah Mayo Chipman House
The Overlook

Uses: Present: bed and breakfast

Original: single-family residence

Date of Construction: ca. 1895, ca. 1929

Source: historic maps, historic newspapers

Style/Form: Queen Anne/end house

Architect/Builder: unknown

Exterior Material:
Foundation: brick

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Barn

Major Alterations *(with dates)*:
Wing added to rear, ca. 1929
Window sash replaced

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.198

Setting: The house is situated on the State Highway amid dense roadside development comprised of historic properties, more recent summer cottage development and civic and commercial buildings. It is at the corner of a busy intersection.

Photograph

View from north.

Locus Map (north at top)

Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Overlook, built ca.1895, is a two-story wood frame single dwelling (now a bed & breakfast) with an end house plan designed in the Queen Anne style. The front (west) façade contains an entrance with twin doors on the first floor offset by a multi-sided bay window that wraps around the northwest corner; three windows are spaced across the second story with two more above them in the gable. The entire first story of the façade is covered by a porch that wraps around on to the north side of the house, encompassing the corner bay window and terminating at a two-story cross-gable bay with beveled sides. The porch is fronted by turned posts with scroll-sawn braces and balustrades; a pedimented opening distinguishes the entrance. The front gable, as well as that above the side, are shingled with deep eaves faced with vergeboards. Horizontal bands traverse across the heads and sills of first- and second-story windows in a Stick Style manner. Window sash with lozenge panes are a recent addition. The eastern gable end is finished in a similar manner but with fewer windows and a porch sheltering only the rear entrance. The south side has another central cross-gable bay but with square rather than beveled sides. This side is now obscured by an addition of equal size to the house with matching features and decoration constructed ca. 1929 when the Overlook Inn was significantly expanded and elaborated.

The house is sited at the rear of a one-acre parcel with expansive lawns on the north and east sides. A driveway enters from both corners of the frontage and wraps across the north side of the house; there are parking areas on both sides. An outbuilding named the Carriage Barn is located southeast of the house. It reputedly was moved to the property and has been repurposed as guest accommodations. It is a small building with a hanging door for a vehicle bay on its north gable end. The barn appears in an early 20th-century image of the house (see below).

HISTORICAL NARRATIVE

Though town records and other local accounts offer an 1870 construction date for 3085 State Highway, the house does not appear on the 1880 Eastham map. It appears to have been built for Sarah Hatch Chipman Mayo (1835-1906), the widow of Wellfleet native and master mariner Barnabas Higgins Chipman (1828-74). Married in 1853, the couple bought five acres bordering the land of Sarah Hatch's father Freeman D. Hatch in 1866 and another three acres from her father in 1869. They built the house at 220 Locust Road (EAS.120) on part of this parcel and lived there with their children, Abbie F. (1863-1940) and Arthur Carleton (1870-1927). After Barnabas Chipman's death his widow moved with her children to Brockton and rented the Locust Road house, and in 1891 Sarah Chipman married again, to Eastham native Israel C. Mayo, a tinsmith in Gloucester. By 1895 Sarah Chipman Mayo had built a house called The Overlook at 3085 State Highway, and the *Yarmouth Register* reported in May of that year that she had paid Scotto Bangs eighteen dollars for six window screens and one door screen for the Overlook.[1] The article at least intimates that Sarah Mayo had built the house fairly recently or had decided to open it for guests recently. By August 1895 Cape newspapers began reporting the arrival or presence of guests at the Overlook. In 1896 Sarah Chipman Mayo paid more taxes in Eastham than any person in town except Luther B. Smith and trailed his annual tax by only $1.05.[2]

In 1886 Mayo's daughter Abbie married John Hopes Smart (1859-1937), an English immigrant who came to Eastham by 1880 to work as a telegraph operator at the French Cable Station. When they married, Smart was living in Brooklyn, and the couple lived there most of the year through about 1910. Beginning in 1896 Cape newspapers reported when the Smarts came to Eastham to stay at their cottage, called the Waldorf, which may have been the house valued at $250 on which she paid taxes in 1902; it may have been the house she bought on the east side of Great Pond in 1896 from the heirs of Philip Smith. The Smarts continued to stay for weeks at a time at the Waldorf through about 1905. In 1898 the *Yarmouth Register* reported that Sarah Chipman Mayo "has moved from the Overlook to her Red House," probably the 220 Locust Road house. In 1902 the town taxed her on two houses, one worth $1000 (probably the Locust Road house) and the other $2500, very likely the newer and larger 3085 State Highway house; she also owned forty-three acres of land and numerous outbuildings at both places. The 3085 State Highway house is marked "J. Smart" on the 1905 map, which suggests that the Smarts had begun using the house seasonally after Sarah

[1] "Eastham," *Yarmouth Register*, 16 March 1895, 8: "Sarah Chipman Mayo returned to Overlook, her Eastham home, Feb. 26, after loafing two months in Boston and vicinity." On Bangs, see "Eastham," ibid., 4 May 1895, 1. The house presumably was named for its view of Minister Pond.
[2] "Eastham Tax-Payers," Barnstable Patriot, 3 August 1896, 2.

C. Mayo left. Mayo's second husband died in 1904, and she died in 1906. Daughter Abbie was the administrator of her estate, which deeds indicate she left to her son and daughter in equal parts.

In August 1908 Arthur C. Chipman sold his share of 3085 State Highway to his sister Abbie Smart.[3] By 1900 John Smart was the superintendent of a commercial cable company and lived in Brooklyn with his wife and daughters Christina and Matilda, but by 1910 he had retired and the family returned to Eastham. They welcomed guests to the Overlook, but the house appears for the most part to have been their family home. In 1920 the Smarts lived in the house with their daughter Matilda, then thirty years old.

In 1922 Abbie F. Smart sold 3085 State Highway, identified in the deed as Overlook, to Winthrop Dolby of Winthrop, who sold it two years later to Thomas and Mary Chase Kelley.[4] Thomas Kelley was born in Somerville in 1877 and was a laborer living in Roxbury when he married Dennis native Mary Baker Chase, a nurse. By 1920 the couple lived in Chatham, where Kelley was a provisions salesman, and they had a son, Berton A., in 1919. By 1927, if not from the time they bought the property, the Kelleys ran it as Overlook Inn, and Kelley is listed as its proprietor in the 1929 directory; the house was also his family home. By 1928 the naturalist and writer Henry Beston (1888-1968) began to stay at Overlook regularly. Eastham carpenter Harvey Moore had built Beston's famed "outermost house," named "the For'castle" two miles south of the Coast Guard station at Nauset in 1925, but Beston seems to have used the Overlook as a place to stay occasionally and to entertain and lodge his Eastham guests. Among his most frequent guests was Corey Ford, a New York-based humorist who wrote for *Vanity Fair* and the *New Yorker* and is credited with naming the New Yorker's foppish mascot Eustace Tilley. Beston's *The Outermost House* was published in 1928, the year he seems to have begun his visits to the Overlook. Beston continued to stay in the inn through at least late 1931.

Cape newspapers indicate that the Kelleys sometimes had as many as twenty-three guests at the Overlook at one time, and at least several people spent their winters there. In 1931 and 1932 the Kelleys advertised the inn in the *Springfield Republican* as open all year and offering "good home cooking"; a room then cost $5 a day or $25 a week. Newspapers document that the Kelleys ran The Overlook as an inn until at least October 1936, and in August 1937 Bass River Savings Bank foreclosed on the Kelleys' 1929 mortgage. About a year later the bank sold 3085 State Highway to Harold T. and Dorothy E. Hall of Hingham (where Henry Beston and his family lived part of the year), who deeded it about two months later to Hall's mother, Mary E. Hall of Hyannis.[5] Born in Quincy in 1875, Mary E. Bowles Hall was the daughter of Irish immigrant grocery salesman James Bowles and Olive Bowles; she married Albert H. Hall, who had come to the United States from Canada in the 1880s, in 1895. Albert Hall was a machinist in his early years and a realtor by 1920, and by 1920 the family had moved from Quincy to Hyannis. In the 1940 Eastham census Albert Hall is shown without occupation, while his wife's—proprietor of seasonal lodging house—was crossed out on the schedules.

The Halls owned 3085 State Highway for only six years and sold it in August 1944 to Harry E. and Bessie M. Walters of Woodside, New York, who owned it until 1978.[6] They appear to have run 3085 State Highway as Overlook Lodge, and the Lord Mayor of the English town of East Ham stayed there during the town's tercentenary in 1951.[7] In 1978, after Harry Walters's death, his widow sold the property to Karl James Splan and his wife Janet, who in turn sold it five years later to Ian A. Aitchison of Toronto, Canada. Aitchison and his wife Nan placed the property in trust in 1987 and sold it in October 2001 to Inn Wind LLC. That entity sold 3085 State Highway to Oaks of Cape Cod Properties LLC in 2013, which six years later sold it to Edson Cape Inn LLC of Westford, the owner of record in 2020. It is now operated as the Inn at the Oaks.[8]

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[3] Arthur C. Chipman to Abbie F. Smart, 10 August 1908, BCD 292:56.
[4] Abbie F. Smart to Winthrop B. Dolby, Winthrop, 7 December 1922, BCD 393:129; Winthrop B. Dolby, Winthrop, to Mary Chase Kelley and Thomas Kelley, 5 December 1924, BCD 406:309.
[5] Mary Chase Kelley and Thomas Kelley to Bass River Savings Bank, 7 December 1929, BCD 469:240 (mortgage deed); Bass River Savings Bank to Bass River Savings Bank, South Yarmouth, 30 August 1937, BCD 528:418; Bass River Savings Bank, South Yarmouth, to Harold T. and Dorothy E. Hall, Hingham, 1 September 1938, BCD 543:145; Harold T. and Dorothy E. Hall, Hingham, to Mary E. Hall, 26 October 1938, BCD 574:122. Harold Thornton Hall, born in Quincy in 1899, also had a sister, Dorothy E., born in Quincy in 1906.
[6] Mary E. Hall to Harry E. and Bessie M. Walters, Woodside NY, 31 August 1944, BCD 618:85.
[7] See Barnstable Patriot, 26 June 1952, 8. That the English mayor stayed at the Overlook is stated in the existing Massachusetts Historical Commission inventory form for this property.
[8] Bessie M. Walters to Karl James and Janet D. Splan, 15 September 1978, BD 2784:170; Karl James and Janet D. Splan to Ian A. Aitchison, Toronto Canada, 1 November 1983, BCD 3917:37; Ian A. Aitchison to Ian A. and Nan Aitchison, trustees Over Look Inn Realty Trust, 23 October 1987, BCD 5996:139; Ian A. and Nan Aitchison, trustees Overlook Inn Realty Trust, to Inn Wind LLC, 8 October 2001, BCD 14313:15; Inn Wind LLC, Eastham, to Oaks of Cape Cod Properties LLC, 12 September 2013, BCD 27686:131; Oaks of Cape Cod Properties LLC, 3085

Continuation sheet 2

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MAPS
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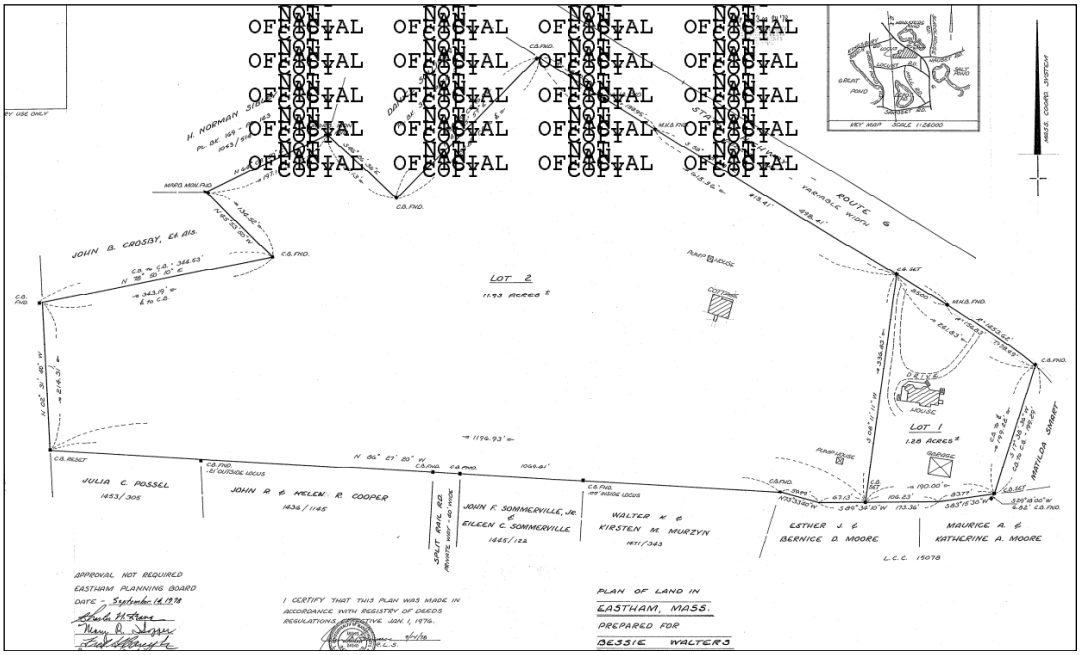
State Highway, to Edson Cape Inn LLC, Westford, 7 June 2019, BCD 32074:41. The house is depicted on "Plan of Land in Eastham, Massachusetts Prepared for Bessie M. Waters," 13 September 1978, BCP 326:54.

SUPPLEMENTAL IMAGES



The 3085 State Highway house, now the Inn at the Oaks, is depicted on Lot 1 of Bessie Walters's 1978 subdivision plan (BCP 326:54).

Historic view of the house from SW. From Marilyn C. Schofield and Roberta Cornish, *Images of America: Eastham* (2003), 17.

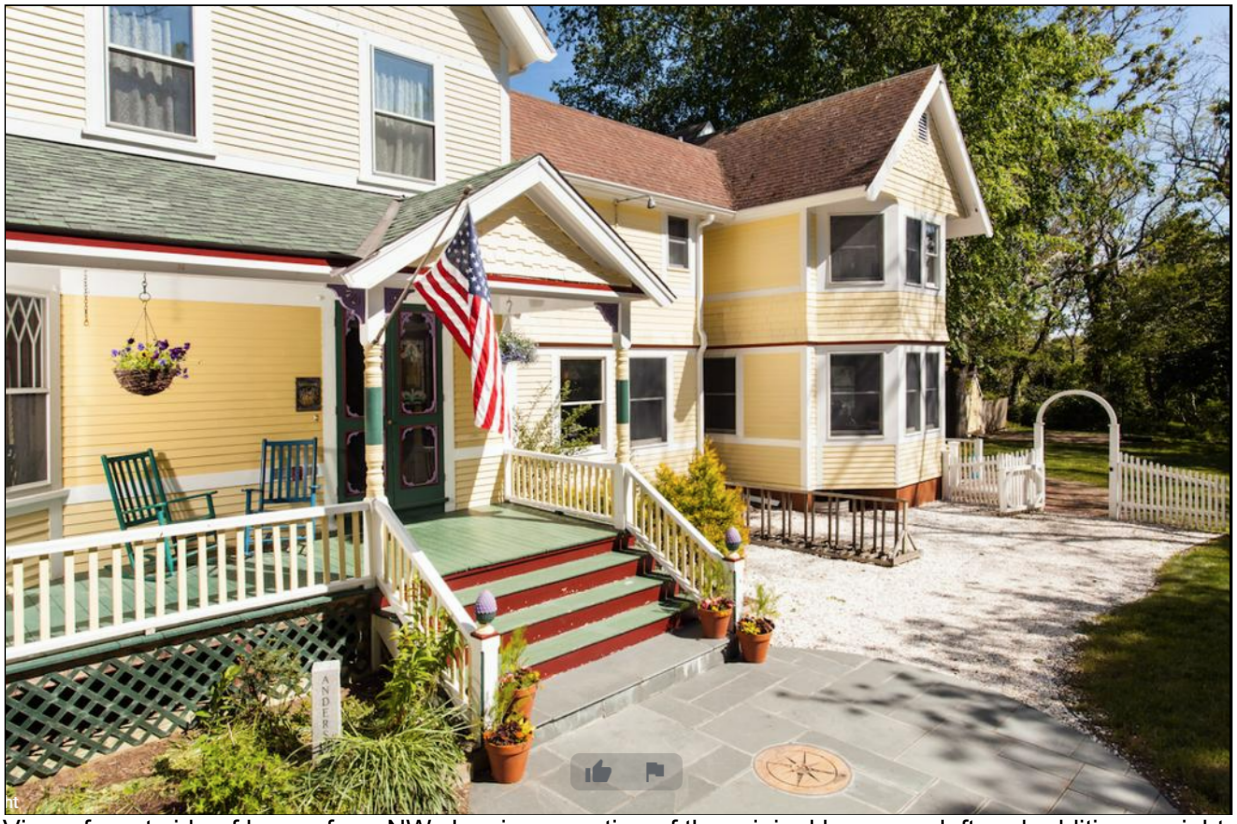
Undated postcard view of "the Over Look."

PHOTOGRAPHS
(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from NE.

View of east side of house and barn from north.

View of addition to house and barn form east. http://www.innattheoaks.com/



View of west side of house from NW showing a portion of the original house on left and addition on right.